



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will hold a public hearing as follows to consider:

PROJECT TITLE: Ganahl Lumber Costa Mesa Relocation Project (Planning Application No. PA-14-40)/Ganahl Lumber Hardware store and outdoor storage yard.

PROJECT LOCATION: 1100 South Bristol Street in the City of Costa Mesa on the south side of the juncture of State Route 55 (SR-55) and State Route 73 (SR-73). The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project involves the development of a 6.6 acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber. The development proposal includes the following: (1) Construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A) at a maximum height of 41 feet as measured to the highest point of the proposed elevator equipment structure for the Ganahl Lumber Company; (2) A proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet (sf); (3) Provision of a total of 286 parking spaces on the project site; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site; (4) Solar photovoltaic panels would be installed on the roof of the retail building at maximum height of 34 feet. (5) Freestanding monument signage at a height of 25 feet. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed. Required discretionary approvals from the City of Costa Mesa include: Development Review and Conditional Use Permit; Variance from front setback requirement (20-foot setback required; 10-foot setback proposed); Variances from maximum building height for the solar canopy, elevator overrun, B-Shed, and roofdeck parking; and Planned Signing Program.

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on February 23, 2015, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

ENVIRONMENTAL DETERMINATION: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act and has been made available for public review from January 23, 2015, to February 22, 2015. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures.

PUBLIC COMMENTS: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing (see date above). If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. Please note that no copies of written communication will be made after 5:00 PM. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

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